

WORKSHOP MINUTES

Those in Attendance: Chairman Adam Bills, Supervisors: Ray Rice and Craig Keenan, Township Manager David Thompson, Secretary/Treasurer Karen Farra, Mervin King, Todd Smeigh, P.E., Lavern Riehl, Benueel Fisher, Ben Zook, Michael Hartmann, Jonas Fisher, Clint Younce and one Township resident who did not sign in or otherwise identify himself.

CALL TO ORDER AT 10:00AM

MINUTES

- Minutes to be reviewed at March 21, 2023 Board of Supervisors Meeting.

TREASURERS REPORT/BILLS

- Corrected January 2023 Treasurer's Report not approved. To be reviewed at March 21, 2023 Board of Supervisors Meeting.
- February 2023 Treasurer's Report to be reviewed at March 21, 2023 Board of Supervisors Meeting.
- Ms. Farra presented PennDOT Notice of Payment of Liquid Fuels and Turnback Maintenance Funds in March 2023.

PERSONS TO BE HEARD/PUBLIC COMMENT:

- Todd E. Smeigh, PE, D.C. Gohn Associates – Benueel Fisher -- 113 Esbenshade Rd – Stormwater Management Plans: Mr. Smeigh presented Stormwater Management Plan and the following waivers/modifications with a request for conditional approval consistent with the recommendations set forth in Rettew's March 2, 2023 Review No. 4 letter:
 - Modification of Section 403.3.B.3 – Existing Wells and Septic within 200' of Property. Ray Rice **motioned** to approve this request. Second by Craig Keenan. All ayes. **Motion Approved.**
 - Mr. Smeigh **withdrew** this request for Waiver of Section 408.1.C.1 – Well Feasibility Report (Rettew recommends withdrawal of this request).
 - Mr. Smeigh **withdrew** this request for Waiver of Section 605.H – Parking Area Light (Rettew recommends withdrawal of this request).

Chairman Bills called for public comment. With no comments being presented, Ray Rice **motioned** to conditionally approve the Stormwater Management Plans. Second by Craig Keenan. All Ayes. **Motion Approved.**

- Merv King, MK Builders – Sylvan Fisher – 832 Strasburg Rd – Lot Add-on Plan: Mr. King presented the Lot Add-on Plans and the following waivers/modifications on behalf of Mr. Fisher requesting conditional approval consistent with the recommendations set forth in Rettew's March 3, 2023 Review No. 1 letter:

- Modification of Section 403.3 – Existing Features on a Separate Sheet. Ray Rice **motioned** to approve this request. Second by Craig Keenan. All ayes. **Motion Approved.**
- Modification of Section 403.3.A and 405 – Existing Contours. Ray Rice **motioned** to approve this request. Second by Craig Keenan. All ayes. **Motion Approved.**

Chairman Bills called for public comment. With no comments being presented, Craig Keenan **motioned** to conditionally approve the Lot Add-on Plans. Second by Ray Rice. All ayes. **Motion Approved.**

CORRESPONDENCE:

- Lancaster County Drug Task Force 2022 4th Quarter/Year-End Report.

TOWNSHIP REPORTS

TOWNSHIP MANAGER

EMERGENCY SERVICES

- Gordonville Fire & EMS 2022 Annual Report

PLANNING COMMISSION:

- Vice-Chairman, Allen Fisher was not present to provide updates.
- Craig Keenan **motioned** to appoint Mr. Lavern Riehl to the Planning Commission. Second by Ray Rice. All ayes. **Motion Approved.**

ZONING HEARING BOARD:

- Mr. Thompson opened discussion regarding short-term (ABNB) residential rentals and how the current Zoning Ordinance does not allow for these types of rentals.
- Discussion was had regarding the need to update the current Zoning Ordinance.
- Comments were received from Zoning Hearing Board Chairman, Michael Hartmann, Mr. Jonas Fisher and Mr. Ben Zook with regard to short-term residential rentals.
- Following discussion, Chairman Bills recommend that the mechanisms in the current Zoning Ordinance be utilized to regulate short-term rentals until such time as Mr. Thompson can research the matter further and develop a recommended procedure to present to the Board of Supervisors. Mr. Hartmann emphasized the need for the focus to be on what is best for our residents. Mr. Zook recommended any updates be clear and easy for owners to understand and, potentially, work hand-in-hand with the ABNB regulations/system.

PARK & RECREATION COMMISSION:

- Craig Keenan **motioned** to appoint Christian Billings to the Park & Recreation Commission. Second by Ray Rice. All ayes. **Motion Approved.**

- Craig Keenan **motioned** to approve Michael Hartmann as acting liaison between the Park & Recreation Commission and the Board of Supervisors pending appointment of a Supervisor to the Commission. Second by Ray Rice. All ayes. **Motion Approved.**
- Discussion was had regarding the Lancaster County Conservation District’s request to install a water monitoring unit at the Township Park. It was resolved Mr. Thompson would follow-up with the Conservation District to determine the location of the monitoring unit, and inquire if there is any liability to the Township. Ray Rice **motioned** to conditionally approve the Conservation District’s request pending Mr. Thompson’s findings. Second by Craig Keenan. All ayes. **Motion Approved.**
- Craig Keenan **motioned** to approve Wellspan Health’s request for the Township to participate in their Summer 2023 Get Outdoors (GO) Lancaster program. Second by Ray Rice. All ayes. **Motion Approved.**
- Mr. Thompson presented Rettew’s proposal for preparation and processing of the DCNR C2P2 Grant Application for the project “Paradise Park Updates 2023”, outlined improvement projects to be undertaken and cost, and fielded questions regarding same. Mr. Zook presented solar panel proposal and fielded questions regarding same. Mr. Hartmann provided cost/benefit analysis in support of solar panel installation. Concerns regarding Rettew’s fees were discussed. Mr. Hartmann suggested placing contingency on their fees, i.e., payment of the upfront costs to process application are contingent upon approval of the application. It was determined Mr. Thompson would contact Rettew to discuss a contingency fee arrangement. Craig Keenan **motioned** to approve proceeding with the application process. Second by Ray Rice. All ayes. **Motion Approved.**
- Ray Rice **motioned** to approve request to adopt Resolution authorizing the Township Manager to electronically sign the DCNR grant application for the project “Paradise Park Updates 2023”, which includes signing of the Grant Agreement and any subsequent amendments to the Grant Agreement. Second by Craig Keenan. All ayes. **Motion Approved.**

ROADMASTER:

SEWER AUTHORITY & SEO:

OLD/NEW BUSINESS:

- Mr. Thompson presented proposed newsletter for review and comment. Supervisors reviewed the newsletter and made recommendations for various revisions. It was resolved Mr. Thompson would revise newsletter accordingly. No other action required.
- Mr. Thompson presented proposal to offer CPR and/or First Aid certification training to employees. After discussion was had, Ray Rice **motioned** to approve training for all employees. Second by Craig Keenan. All ayes. **Motion Approved.**
- Craig Keenan **motioned** to adopt Resolution 2023-06, A Resolution Approving and Adopting a Personnel Policy for Township Employees. Second by Ray Rice. All ayes. **Motion Approved.**

PERSONS TO BE HEARD/PUBLIC COMMENT: None.

ADJOURN

- At 10:59a.m., Craig Keenan made **motioned** to adjourn. Second by Ray Rice. All ayes. **Motion Approved.**